

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
RTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – FEBRUARY 18, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, February 18, 2004, at the Township Municipal Building by Chairman, Larry Smith.

Present: Matt Connell, Dave Gordon, Chris Eckert, Larry Smith, Jim Connor and Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: David Johnson and Dick Rodenbach.

Minutes. On motion made by Jim Connor, seconded by Chris Eckert it was voted to approve the minutes of the January 21, 2004, meeting as distributed. (5-0)

Submittals: None.

**Plan Review.**

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. Mr. & Mrs. Chain were present to represent this plan. There was a question on road widening per section 1004.c.2. Atty. McManus said this would need a waiver by the Board of Supervisors. The plan needs to show reserve testing. Engineer Chris McDermott's comments were reviewed. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan until items 8, 11, and 12 were shown on the plan and items 7 and 10 waiver requests were received. (5-0) (Plan date 3/14/03) (Received 4/24/03) (Accepted for review 6/18/03) (Open ended waiver 8/22/03) (Plan tabled 9/17/03, 10/15/03, 11/19/03, 12/15/03, 1/21/04, 2/18/04) (Revised 2/9/04) (SEO comments: testing is complete, planning module is ready for approval)

Joshmor Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. 90 day waiver will expire June 16, 2004. Revised plan was submitted February 11, 2004. Chris Borger, LTS Consultant and Ron Jackson of Boucher & James, Inc. were present. Mr. Borger gave a brief update on the progress of this plan; however, there is a lot of work to be done. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (60 day waiver 11/19/03) (Tabled 1/21/04, 2/18/04) (90 day waiver 2/11/04) (Revised 1/30/04)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. On request of Effort Associates to table this plan, on motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan. (5-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03) (Tabled 1/21/04, 2/18/04) (Open-ended waiver signed 1/21/04) (SEO comments: testing is complete, planning module is ready for approval)

Keystone Auto Sales (Land Development) George Fetchco. Mr. Fetchco was present to represent this plan. Engineer, Chris McDermott asked Mr. Fetchco if he could show the lighting and landscape on a separate plan. The current plan is too hard to read with everything shown on the same plan. Mr. Fetchco agreed. On motion made by Chris Eckert, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 11/6/03) (Received 12/1/03) (Preliminary/Final accepted 12/17/03) (Tabled 1/21/04, 2/18/04) (Revised 2/3/04) (SEO comments: testing is complete, no flow information has been provided to determine if planning module will be required)

Sabia, Anthony G. (Preliminary Major Subdivision Plan) George J. Collura, P.L.S. On motion made by Jim Connor, seconded by Dave Gordon it was voted to table this plan. (5-0) (Plan date 12/15/03) (Received by Township 12/29/03) (Accepted for review 1/21/04) (Tabled 2/18/04) (SEO comments: reserve area testing required for the remaining dwellings. Planning module required)

Wystepek, Edward and Barbara. (Lot line adjustment) Richard Storm, P.L.S. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 12/4/03) (Received by Township 1/5/04) (Accepted for review 1/21/04) (Plan tabled 2/18/04) (SEO comments: no planning module required)

Serfass, Loretta A. (Minor Subdivision) Leonard Tusar, P.L.S. This property is located in Ross and Chestnuthill Townships. It is on Bonser Road at the Township line. The lot sizes range from 2.5 acres to 11.3 acres gross. A waiver is requested per section 703.D2, steep slopes. On motion made by Matt Connell, seconded by Chris Eckert it was voted to approve this waiver. (5-0) On motion made by Jim Connor, seconded by Dave Gordon it was voted to grant conditional approval on the review of this plan and a modification approval on the request for owners statement modified, and recommends the same to the Supervisors. Ross Township approval is required. (5-0) (Plan date 1/5/04) (Received by Township 1/6/04) (Accepted for review 1/21/04) (SEO comments: no planning module required).

### **Sketch Plans.**

Rylka, Eric & Mary. (Minor Subdivision) Leonard Tusar, P.L.S. This is a proposed minor subdivision off Sonya Lane. A lengthy discussion ensued. Several issues were discussed such as the proposed road was too long for a cul-de-sac, the grades were too great and build able areas must be shown on the plan. (Sec. 310) It was suggested they speak to the Board of Supervisors regarding the road issue of a cul-de-sac road versus a stub road. (Plan date 1/23/04) (Received 2/3/04) (SEO comments: testing in progress, no planning module submitted)

Jacket & Kramer. (Land Development Plan) George Fetch of Fetchco Inc. This is a proposal for four office buildings in the existing antique shop next to the Brodheadsville Inn on Rte 209. Engineer Chris McDermott had many comments to address in his letter. A suggestion was to register with zoning a non-conforming permit, also the proposed park-

ing area must be paved. (Plan date 2/4/04) (Received 2/6/04) (SEO comments: testing completed if flows proposed are less than 800 gpd, no planning module required.

**Business from the Planning Commission.**

Jim Connor Commission Member. Spoke to the Commission members regarding the Plan he is helping Mike Lalli with on Jenna Drive landscaping. After reviewing the Ordinance, the species of trees/plants suggested are not appropriate in a commercial zone. He suggested developing an appropriate list of species and they should have the proper maintenance requirements for growth. The Commission was all in favor of initiating to the Board of Supervisors a revision to the Zoning Ordinance schedule Section 804 page 8.5 landscaping/plantings, along with Section 1018 of the Sub-Division Ordinance.

**Plans to be signed.**

Merwine, Jean (Minor Subdivision) Robert G. Beers, P.L.S. everything is in order, no comments were made. On motion made by Matt Connell, seconded by Chris Eckert it was voted to approve and sign this plan. (5-0) (Plan date 11/28/03) (Received 12/5/03) (Accepted for review 12/17/03) (Approved 1/21/04) (SEO comments: planning module ready for approval)

Chafik, Ahmed. (Submission Land Development) In for signatures only.

Kishbaugh, Donald G. (Land Development Plan) In for signatures only.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Matt Connell it was voted to adjourn at 9:30 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary